

035.A

0001

0073.2

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

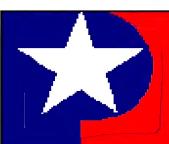
454,000 / 454,000

USE VALUE:

454,000 / 454,000

ASSESSED:

454,000 / 454,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: EFTEKHARI PARVIZ		
Owner 2: EFTEKHARI FARKHONDEH		
Owner 3:		
Street 1: 73 BROADWAY UNIT 2		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: FERENC MATTHEW & -

Owner 2: LAYNE NATALIE -

Street 1: 73 BROADWAY UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Asbestos Exterior and 1228 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8017										G10						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	454,000			454,000		310324
							GIS Ref
							GIS Ref
							Insp Date
							12/20/17

PREVIOUS ASSESSMENT								Parcel ID	035.A-0001-0073.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	454,000	0	.	.	454,000		Year end	12/23/2021
2021	102	FV	440,800	0	.	.	440,800		Year End Roll	12/10/2020
2020	102	FV	434,200	0	.	.	434,200	434,200	Year End Roll	12/18/2019
2019	102	FV	434,100	0	.	.	434,100	434,100	Year End Roll	1/3/2019
2018	102	FV	338,200	0	.	.	338,200	338,200	Year End Roll	12/20/2017
2017	102	FV	308,100	0	.	.	308,100	308,100	Year End Roll	1/3/2017
2016	102	FV	308,100	0	.	.	308,100	308,100	Year End	1/4/2016
2015	102	FV	284,600	0	.	.	284,600	284,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FERENC MATTHEW	145-21		5/19/2017		495,000	No	No						
LUGUS MICHELLE	127-9		7/31/2013		358,250	No	No						
OUELLETTE MICHE	105-142		10/1/2008		339,000	No	No						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/20/2017										Measured	DGM	D Mann					
1/8/2009										NEW CONDO	BR	B Rossignol					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1909	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict: G10		Fact: .		Floor: 3 - 3rd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 36.00000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.93090689													
Electric: 3 - Typical				Adj \$ / SQ: 383.301													
Insulation: 2 - Typical				Other Features: 60500													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 1 - Oil				NBHD Inf: 1.04999995													
Heat Type: 3 - Forced H/W				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 557753													
Solar HW: NO	Central Vac: NO			Depreciation: 103742													
% Com Wal		% Sprinkled		Depreciated Total: 454011													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 035.A-0001-0073.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	